

CHARLOTTE COUNTY PLANNING AND ZONING BOARD
REGULAR MEETING

Administration Center, 18500 Murdock Circle, Room 119, Port Charlotte, Florida

Board Members

Michael Gravesen, Chair
Paul Bigness, Vice-Chair
Stephen Vieira, Secretary
Don McCormick
Thomas P. Thornberry



District

District V
District III
District I
District II
District IV

AGENDA
REGULAR MEETING

February 14, 2022, at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes – [January 10, 2022, Regular Meeting](#)

Announcements

NOTE: For each petition on the Agenda, there will be a twenty (20) minute time limit for applicant's presentations, a five (5) minute time limit for each citizen's presentation, and a five (5) minute time limit for applicant's response.

Charlotte County Board of County Commissioners does not discriminate on the basis of disability.

FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.743.1381, TDD/TTY 941.743.1234, or by email to David.Lyles@CharlotteCountyFL.gov.

PETITIONS

1.) PP-21-11-20

Quasi-judicial

Commission District I



Babcock Property Holdings, L.L.C. requests Preliminary Plat approval for a Subdivision to be named, Babcock Ranch Community Curry Preserve Drive. The subdivision consists of 7 tracts for roadway, drainage, and future development, and it contains 51.03± acres. The site is located South of Bermont Road, North of the county line with Lee County, West of the county Line with Glades County and East of State Road 31, in the East County area and within Commission District I.

Recommendation:

Community Development Department: Approval

2.) PP-21-11-21

Quasi-judicial

Commission District IV



2008 FL Recovery Limited Partnership requests Preliminary Plat replat approval for a subdivision to be named, Harbor Village Commercial. The project is for 13 lots and 3 tracts. previously received Final Plat approval as Harbor Village on September 14, 2021, from the Board of County Commissioners. The site contains 67.32± acres. It is located North of Delamere Boulevard, Southeast of McCall Road (SR 776), East of Gasparilla Road (CR 771), and West of Butterford Waterway, in the West County area and within Commission District IV.

Recommendation:

Community Development Department: Approval with comments

3.) PP-21-11-22

Quasi-judicial

Commission District IV



2008 FL Recovery Limited Partnership has requested Preliminary Plat replat approval for a subdivision to be named, Harbor Village Phase 1. It previously received Final Plat approval as Harbor Village on September 14, 2021, from the Board of County Commissioners. The site contains 315.56± acres, consisting of 283 lots. It is located North of Delamere Boulevard, Southeast of McCall Road (SR 776), East of Gasparilla Road (CR 771), and West of Butterford Waterway, in the West County area and within in Commission District IV.

Recommendation:

Community Development Department: Approval with comments

4.) PP-21-12-23

Quasi-judicial

Commission District I



Babcock Property Holdings, L.L.C. requests Preliminary Plat approval to replat a Subdivision to be named, Babcock Ranch Community, Spine Roads EE5 and GG5. This is a replat of Tracts D-50 and I-44, BABCOCK RANCH COMMUNITY, CYPRESS PARKWAY, as recorded in PLAT BOOK 23, PAGES 15A through 15K and a replat of Tracts D-67 and I-55, BABCOCK RANCH COMMUNITY, TOWN CENTER SOUTHEAST, as recorded in PLAT BOOK 24, PAGES 22A through 22M. The subdivision consists of 13 tracts for roadway, drainage, and future development. The site contains 217.92± acres. It is located South of Bermont Road, North of the county line with Lee County, West of the county Line with Glades County and East of State Road 31, in the East County area and within Commission District I.

Recommendation:

Community Development Department: Approval with comments

5.) TCP-21-03

Legislative

County Wide



The proposed comprehensive plan amendments consist of minor policy revisions to update references to State Statutes and codes, amend or remove policy language where an action has been completed, amend policies containing dates that have already passed and the policy is still pertinent, amend policies for better flow and clarity, amend policies to reflect updates to names of referenced agencies or organizations or their programs, create policy language to correct scrivener’s errors, and amend a limited amount of policies to reflect changes in initiatives and processes since certain policies were originally adopted, and revise the timeline of programs to match the planning horizon or other deadlines, within one or more of the following elements: Future Land Use; Natural Resources; Infrastructure; Capital Improvement; Coastal; Recreation and Open Space; Transportation; and Housing.

Recommendation:

Community Development Department: Approval

ADJOURNMENT